

Construction Items for 1150 Anthony Road

The Building is designed for the Flood Zone. It is set on piers and foundation, which is additionally set on steel pilings to maintain the houses stability even if the soils were washed out from beneath it.

The septic system is by Advantex. It is the most advanced individual disposal system available and is friendly for the Bay. It is composed of a septic tank and filtration system as well as a sand filter bed for final drainage.

The driveway is to be of pervious materials and blue stone dust will be used. A concrete walk with tiled entry are planned. An Allowance has been established for Landscaping.

The wood and steel construction is designed to withstand major hurricane forces and retain its integrity.

The roof system has 100% Ice and Watershield coverage, with Class A Fiberglass roof shingles, with a 25 year limited warranty, rated for High Wind conditions.

The siding materials will have pre-dipped Cedar shingles, which are squared and rebuted. The trim materials will be by Azek, which is a Cellular PVC material which will not rot or deteriorate and provides a 25 year limited Warranty. The Railings at the 'Widow's Watch area on the high roof will be PVC. The railings at the 'Porch' will be painted fir. The Porch deck materials will be Trex decking which is a recycled wood and plastic composite, which has a 25 year limited warranty.

The windows and exterior glass entry doors are by Anderson. No draperies or other window treatment are presently included, however arrangements could be made to have them included.

Interior doors and frames will be painted wood or solid materials.

Interior Hardware is based upon Schlage.

Exterior walls will have 2x6 studs and 6" R-19 Batt insulation. Floors will have R-30 insulation, and the Roof will have R-38 insulation.

Bathroom walls will have sound batt insulation installed.

Interior partitions will have ½" Blueboard with a skim coat of plaster over same. Partitions with Tile will have Durarock installed as a backer for the tile installation.

All partitions and wood trim will be painted with a prime and two finish coats of paint.

Tile flooring, Esquire - Normandy, is to be installed at the entry and foyer spaces. The stair treads and risers from the entry to the first floor are to be wood. The stair treads and risers from the first floor to the second are

to be carpeted. The Lavette and Laundry areas as well as the kitchen floors are to be tiled. The remainder of the first floor is to have Oak flooring installed as manufactured by 'Bruce' Dundee Strip. The Second floor is to be carpeted (Liz Claiborne – 'Lazy Daisy') throughout, with the exception of the Bathroom areas which will be tiled.

Kitchen area is to have all wood cabinets, Granite counter top, pantry, and appliance center. The stove can be gas or electric. A dishwasher and refrigerator are included as well as a microwave/exhaust fan combination over the stove. An allowance has been established for the appliances.

The Formal Dining room is open to Living area with pass-thru to Kitchen.

The Living area has open plan with fabulous views of Mount Hope Bay. There is a Built-in space for Television and Sound system. The area in the outer corner is ideal for computer station.

The Laundry area is set up for Stacked Washer and Dryer (not included at this time). The room also encloses the hot water heater (Propane fired) and first floor heating and air conditioning equipment.

The Second Floor contains two large bedrooms with large closets and separate bathroom and the master bedroom which has two closets and private bathroom. The master bath contains a glassed-in shower and Jacuzzi tub surrounded by tile walls. A second heating and air conditioning unit is located off one of the closets from the easterly bedroom.

Plumbing fixtures are to be selected and an allowance has been established for them. The hot water heater is to be propane fired, 80 Gal. system.

Electrical fixtures are anticipated for the exterior to be located on four columns/wall- one on the street side and three on the water side. Two surface mounted ceiling fixtures are anticipated for the Garage and one for the storage room. Recessed lights are anticipated for the entry area, Lavette, hall by the lavette, in the kitchen, at the TV/Sound location, at the computer desk, in the bedroom closets, and by the master bath shower area. There will also be recessed fixtures at the Porch area. Wall lights are anticipated for the stairway and hallway on the second floor. A ceiling fan is to be located at the top of the stairway. A hanging light is anticipated for the Dining Room.

Cable for TV and computers will be run into the bedrooms, living room and corner desk location. Phone jacks will also be distributed throughout the house.

The Heating system is to be a propane fired hot air system with electric cooling.

The following is a list of the allowances carried:

Landscaping	\$7,500
Appliances	\$2,700
Refrigerator	\$1,100
Range	\$800
Vented Microwave	\$400
Dishwasher	\$400
Plumbing Fixtures	\$4,500
Kitchen Cabinets/Counters	\$14,000

Plumbing Scope

Feb. 8, 2006

- *All work is to comply with all State and local Codes.
- *Furnish and install all underground sanitary piping from the three chase locations to outside the foundation wall ready for connection to the septic tank.
- *Furnish and install wall cleanouts at the three risers as shown.
- *Furnish and install one floor cleanout with Brass cover as shown.
- *Extend the Cold Water piping from the meter location to the Hot water tank in the Laundry Rm in $\frac{3}{4}$ " pipe.
- *Furnish and install 80 Gal. Min. propane fired Hot water Heater including all venting/make-up air piping (power vent type). Include all roof or sidewall flashings or terminations as required.
- *Provide washing machine faucet/drain box in-wall fitting. Extend Hot and Cold water piping to 2nd Floor Bathroom areas and then reduce to $\frac{1}{2}$ " at branches to fixtures.
- *Provide Undermount Cast Iron sink for installation in a granite counter top. Bathroom vanities will be integral with top- Corean or similar material.
- *Master Bathroom Shower is to have an Acrylic Shower pan similar to Lasco#4834APAN. Walls will be tiled.
- *Master Bathroom will have a whirlpool tub similar to Lasco Alyadar I. Must confirm dimensions available 36" or 42".
- *Second Bathroom will have Shower similar to Lasco Model# 1483-SGT.
- *Insulate Cold water line from Meter to Laundry area with $\frac{3}{4}$ " Fiberglass insulation. Seal all joints.
- *Extend a $\frac{1}{2}$ " water line to connect two exterior hose bibs- one on the east wall and one on the west. Cover these lines with Armaflex insulation and seal all joints to prevent condensation. Provide adequate means for shutting down the lines and drain for winterization.

*Extend Vent lines to minimize roof penetrations. Provide all flashings for vent lines through the roofs.

If you have any questions or comments, please contact me on my cell at (508) 728-3315 or leave a message at the house at 683-3835.

Thanks.

William R. Lund
1155 Anthony Rd.
Portsmouth, RI 02871

Electrical Scope

Feb. 8, 2006

- *All work is to comply with all State, Local and NEC codes.
- *Outlet locations are shown as preferred locations subject to change if additional outlets are required by code.
- *Confirm Service Entrance location with Utility Co.
- *Provide a Temporary Service of a Max of 100 A at a location on the property opposite the National Grid pole.
- *Provide a 200A service for the Home. Install a min. 40 breaker panel.
- *Provide capacity for the 'Future' Elevator.
- *Provide power to the clothes washer and dryer, dishwasher, and microwave/fan combo.
- *Provide Phone and Cable outlets as shown
- *Provide GFCI power receptacles as required by code or as shown.
- *Light fixtures for the Garage and Storage room to have acrylic lense covers.
- *Wall mounted fixtures are to be selected by the Owner-carry an allowance for these fixtures.
- *Recessed fixtures are for 'insulated' space installation.
- *Ceiling fan is Not to have a light (fan only).
- *Note that there will be two furnaces (120V- 15A) and two exterior condenser units (208/230V ?A) (located adjacent to the meter along the North wall). One furnace will be located in the Laundry room and the other will be in the Attic above the laundry room.
- *If you have any questions or comments, please contact me on my cell (508) 728-3315 or leave a message at the house at 683-3835.

Thanks

William R. Lund
1155 Anthony Rd.
Portsmouth, RI 02871